

**APPENDIX OF VIOLATIONS ISSUED AGAINST
THE DEBTOR'S PREMISES AT
246-248 East 120th Street a/k/a 2331-2337 Second Avenue
New York, New York**

**Violations for 246 East 120th Street
New York, New York**



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NYC Department of Buildings
Property Profile Overview

246 EAST 120 STREET
EAST 120 STREET 246 - 246

MANHATTAN 10035
Health Area : 1700
Census Tract : 194
Community Board : 111
Buildings on Lot : 1

BIN# 1054568
Tax Block : 1784
Tax Lot : 128
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

STOP WORK ORDER EXISTS ON THIS PROPERTY
FULL VACATE EXISTS ON THIS PROPERTY

Cross Street(s): 3 AVENUE, 2 AVENUE
DOB Special Place Name:
DOB Building Remarks:
Landmark Status:
Local Law: NO
SRO Restricted: NO
UB Restricted: NO
Little 'E' Restricted: N/A
Legal Adult Use: NO
Additional BINs for Building: [1054563](#)

Special Status: L
Loft Law: NO
TA Restricted: NO
Grandfathered Sign: NO
City Owned: NO

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C4-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	84	0
Violations-DOB	24	16
Violations-ECB (DOB)	36	21

This property has [3 open DOB](#) and [9 open ECB](#) "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.

Jobs/Filings	15
ARA / LAA Jobs	2
Total Jobs	17
Actions	10

[Elevator Records](#)
[Electrical Applications](#)
[Permits In-Process / Issued](#)
[Illuminated Signs Annual Permits](#)
[Plumbing Inspections](#)
[Open Plumbing Jobs / Work Types](#)
[Facades](#)
[Marquee Annual Permits](#)
[Boiler Records](#)
[DEP Boiler Information](#)
[Crane Information](#)
[After Hours Variance Permits](#)

OR Enter Action Type:
OR Select from List:
Select...

AND

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NYC Department of Buildings
DOB Violations

Page: 1

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

NUMBER	TYPE	FILE DATE
V* 090883B3964-83	DOB VIOLATION - DISMISSED	00/00/1983
DISMISSAL DATE: 02/22/2006	AGENCY LICENSE: IRICIA	
V* 050498LL629103533	DOB VIOLATION - DISMISSED	05/04/1998
V* 031699LL629105881	DOB VIOLATION - DISMISSED	03/16/1999
V* 022701LL629105856	DOB VIOLATION - DISMISSED	02/27/2001
V* 031903LL629105661	DOB VIOLATION - DISMISSED	03/19/2003
V* 021304LL629102624	DOB VIOLATION - DISMISSED	02/13/2004
VW 030307C1103VP	VIOLATION WORK WITHOUT PERMIT - ACTIVE	03/03/2007
V 010308LL629102277	DOB VIOLATION - ACTIVE	01/03/2008
V 061208C1112TDL	DOB VIOLATION - ACTIVE	06/12/2008
V 061208C1111TDL	DOB VIOLATION - ACTIVE	06/12/2008
V 061208C1117TDL	DOB VIOLATION - ACTIVE	06/12/2008
VW 031909C1111TDL	VIOLATION WORK WITHOUT PERMIT - ACTIVE	03/19/2009
V 031909C1116TDL	DOB VIOLATION - ACTIVE	03/19/2009
V 010109LL629102226	DOB VIOLATION - ACTIVE	01/01/2009
V 042709C1111TDL	DOB VIOLATION - ACTIVE	04/27/2009
VW 052609C1101WW	VIOLATION WORK WITHOUT PERMIT - ACTIVE	05/26/2009
V 123109LBLVIO03589	DOB VIOLATION - ACTIVE	12/31/2009
V* 011311AEUHAZ100267	DOB VIOLATION - DISMISSED	01/13/2011
V* 121311LBLVIO03057	DOB VIOLATION - DISMISSED	12/13/2011
V 030712AEUHAZ100050	DOB VIOLATION - ACTIVE	03/07/2012
V 030712AEUHAZ100051	DOB VIOLATION - ACTIVE	03/07/2012
V 030712AEUHAZ100052	DOB VIOLATION - ACTIVE	03/07/2012
V 062712AEUHAZ100039	DOB VIOLATION - ACTIVE	06/27/2012
V 062712AEUHAZ100040	DOB VIOLATION - ACTIVE	06/27/2012

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NYC Department of Buildings

DOB Violation Display for 030307C1103VP

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 03/03/2007

Violation Category:

VW - VIOLATION WORK WITHOUT
PERMIT - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1103VP

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 010308LL629102277

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 01/03/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 02277

Device No.: 00064448 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 061208C1112TDL

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 06/12/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1112TDL

Device No.:

ECB No.:

Infraction Codes:

Description: FAILURE TO MAINTAIN - THE GROUND FLOOR WALLS (SEMI- LOADBEARING) WERE REMOVED AS WAS WALL AND CEILING FIRE RATED MATERIALS - 2,3,4 AND ROOF STRUCTURE HAS DEFLECTED IN EXCESS OF 6" COMPROMISING THE ENTIRE STRUCTURE - BUILDING HAS BEEN VACATED FOR PUBLIC SAFETY OF TENANTS REMEDY: IMM PER BORO COMM SHORE AND MAKE SAFE ON OR BEFORE 6/20/08

Disposition:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 061208C1111TDL

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 06/12/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1111TDL

Device No.:

ECB No.:

Infraction Codes:

Description: FAILURE TO MAINTAIN - THE GROUND FLOOR WALLS (SEMI- LOADBEARING) WERE REMOVED AS WAS WALL AND CEILING FIRE RATED MATERIALS - 2,3,4 AND ROOF STRUCTURE HAS DEFLECTED IN EXCESS OF 6" COMPROMISING THE ENTIRE STRUCTURE - BUILDING HAS BEEN VACATED FOR PUBLIC SAFETY OF TENANTS
REMEDY: IMM PER BORO COMM SHORE AND MAKE SAFE ON OR BEFORE.6/20/08

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 061208C1117TDL

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 06/12/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1117TDL

Device No.:

ECB No.:

Infraction Codes:

Description: DANGEROUS BUILDINGS, PLACES AND THINGS". GROUND FLOOR WALLS (SEMI-LOAD BEARING) WERE REMOVED AND SHORED PER COMMISSIONERS ORDER AND UPPER FLOORS WERE NOT SHORED AND NO PERMANENT REPAIRS FILED OR UNDERTAKEN
REMEDY: BY 7/31/08 IMMEDIATELY - PER BORO COMMISSIONER, FILE LONG TERM PERMANENT REPAIRS (NOT SHORES) FOR GRD FL 1,2,3,4, ROOF & ALL PERMITS

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 031909C1111TDL

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 03/19/2009

Violation Category: VW - VIOLATION WORK WITHOUT PERMIT - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1111TDL

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 031909C1116TDL

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 03/19/2009

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1116TDL

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 010109LL629102226

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 01/01/2009

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 02226

Device No.: 00064448 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 042709C1111TDL

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 04/27/2009

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1111TDL

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 052609C1101WW

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 05/26/2009

Violation Category: VW - VIOLATION WORK WITHOUT PERMIT - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1101WW

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 123109LBLVIO03589

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 12/31/2009

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LBLVIO - LOW PRESSURE BOILER

Violation Number: 03589

Device No.: 00064448 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 011311AEUHAZ100267

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

DOB Civil Penalty : \$1,500

Issue Date:	01/13/2011	Violation Category:	V* - DOB VIOLATION - DISMISSED
Violation Type:	AEUHAZ1 - FAIL TO CERTIFY CLASS 1	Device No.:	
Violation Number:	00267		
ECB No.:	<u>34883996M</u> (refer to for further details)		
Description:	FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION		

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NYC Department of Buildings

DOB Violation Display for 121311LBLVIO03057

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

Issue Date: 12/13/2011

Violation Category: V* - DOB VIOLATION - DISMISSED

Violation Type: LBLVIO - LOW PRESSURE BOILER

Violation Number: 03057

Device No.: 00827057 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description: VIOLATION ISSUED FOR FAILURE TO FILE ANNUAL BOILER 2010 INSPECTION REPORT

Disposition:

Code: D - DISMISSED

Date: 03/20/2012

Inspector:

Comments: MLSCIA CANCELLED, OP49 SUBMITTED, BLDG H TD BY 64448-01.

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



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NYC Department of Buildings

DOB Violation Display for 030712AEUHAZ100050

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

DOB Civil Penalty Due: \$1,500

Issue Date: 03/07/2012

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: AEUHAZ1 - FAIL TO CERTIFY CLASS 1

Violation Number: 00050

Device No.:

ECB No.: 34937782H (refer to for further details)

Description: FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION

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NYC Department of Buildings

DOB Violation Display for 030712AEUHAZ100051

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

DOB Civil Penalty Due: \$1,500

Issue Date:	03/07/2012	Violation Category:	V - DOB VIOLATION - ACTIVE
Violation Type:	AEUHAZ1 - FAIL TO CERTIFY CLASS 1		
Violation Number:	00051	Device No.:	
ECB No.:	34937783J (refer to for further details)		
Description:	FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION		

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NYC Department of Buildings

DOB Violation Display for 030712AEUHAZ100052

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

DOB Civil Penalty Due: \$1,500

Issue Date: 03/07/2012

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: AEUHAZ1 - FAIL TO CERTIFY CLASS 1

Violation Number: 00052

Device No.:

ECB No.: 34937793N (refer to for further details)

Description: FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



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NYC Department of Buildings

DOB Violation Display for 062712AEUHAZ100039

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

DOB Civil Penalty Due: \$1,500

Issue Date:	06/27/2012	Violation Category:	V - DOB VIOLATION - ACTIVE
Violation Type:	AEUHAZ1 - FAIL TO CERTIFY CLASS 1		
Violation Number:	00039	Device No.:	
ECB No.:	34947124P (refer to for further details)		
Description:	FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION		

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NYC Department of Buildings

DOB Violation Display for 062712AEUHAZ100040

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

DOB Civil Penalty Due: \$1,500

Issue Date: 06/27/2012

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: AEUHAZ1 - FAIL TO CERTIFY CLASS 1

Violation Number: 00040

Device No.:

ECB No.: 34947123N (refer to for further details)

Description: FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION

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Buildings



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NYC Department of Buildings
Open ECB "Work Without a Permit" Violations

Page: 3

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

A ECB NUM / INF CD	RESPONDENT NAME	DATE OF ISSUANCE & DOB VIOL NUMB / PROV LAW	VIOL TYPE	STATUS
A <u>34431546H</u> BP5	BRAVO RLTY GROUP LLC	030904C11DP01 BP5 - 27-147	HPD	OVERDUE
A <u>34804177K</u> 101	THE BRAVO REALTY GRO	081109CSTFAA13 101 - 28-105.1	CONS	OVERDUE
A <u>32043684Z</u> B4A BQ9	BRAVO REALTY GROUP L	121603BMD6444801 B4A - 27-127	BOIL	NO COMP
A <u>34937783J</u> 101 102	FRANK PECORA	121311FEU11WW02 101 - 28-105.1	CONS	NO COMP
A <u>34464892L</u> B04	DA BRAVO REALTY GROU	021705C11PV04 B04 - 27-147	CONS	OVERDUE
A <u>34947124P</u> 101	THE BRAVO REALTY GRO	040312ER111AL05 101 - 28-105.1	CONS	OVERDUE
A <u>34642446K</u> BP6	THE BRAVO REALTY GRO	061108C11AL03 BP6 - 27-147	CONS	OVERDUE
A <u>34650353L</u> BP5	THE BRAVO REALTY GRO	061308C10AL02 BP5 - 27-147	HPD	OVERDUE
A <u>34937793N</u> 101	FRANK PECORA	121311FEU11WW21 101 - 28-105.1	CONS	NO COMP

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NYC Department of Buildings
Open DOB "Work Without a Permit" Violations

Page: 1

Premises: 246 EAST 120 STREET MANHATTAN

BIN: 1054568 Block: 1784 Lot: 128

NUMBER

FILE DATE

VW 030307C1103VP

03/03/2007

VW 031909C1111TDL

03/19/2009

VW 052609C1101WW

05/26/2009

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**Violations for 248 East 120th Street
New York, New York**



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NYC Department of Buildings
Property Profile Overview

248 EAST 120 STREET

2 AVENUE 2337 - 2337
EAST 120 STREET 248 - 248

MANHATTAN 10035

Health Area : 1700
Census Tract : 194
Community Board : 111
Buildings on Lot : 1

BIN# 1054563

Tax Block : 1784
Tax Lot : 28
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

FULL VACATE EXISTS ON THIS PROPERTY

Cross Street(s): 3 AVENUE, 2 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: 1054568 1054562

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C4-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	9	0	Electrical Applications
Violations-DOB	10	9	Permits In-Process / Issued
Violations-ECB (DOB)	7	4	Illuminated Signs Annual Permits
This property has 1 open DOB and 2 open ECB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			Plumbing Inspections
Jobs/Filings	4		Open Plumbing Jobs / Work Types
ARA / LAA Jobs	0		Facades
Total Jobs	4		Marquee Annual Permits
Actions	2		Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

Select...

AND

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NYC Department of Buildings
DOB Violations

Page: 1

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

NUMBER	TYPE	FILE DATE
V 061208CC1115TOL	DOB VIOLATION - ACTIVE	06/12/2008
V 111008C1103JH	DOB VIOLATION - ACTIVE	11/10/2008
V 110608C1103JH	DOB VIOLATION - ACTIVE	11/06/2008
V 061208C1115TDL	DOB VIOLATION - ACTIVE	06/12/2008
V 061208C1113TDL	DOB VIOLATION - ACTIVE	06/12/2008
V 031909C11110TDL	DOB VIOLATION - ACTIVE	03/19/2009
VW 031909C1115TDL	VIOLATION WORK WITHOUT PERMIT - ACTIVE	03/19/2009
V 030712AEUHAZ100047	DOB VIOLATION - ACTIVE	03/07/2012
V 030712AEUHAZ100048	DOB VIOLATION - ACTIVE	03/07/2012
V* 030712AEUHAZ100049	DOB VIOLATION - DISMISSED	03/07/2012

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NYC Department of Buildings

DOB Violation Display for 061208CC1115TOL

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

Issue Date: 06/12/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: C1115TOL

Device No.:

ECB No.:

Infraction Codes:

Description: DANGEROUS BUILDINGS PLACES AND THINGS GROUND FLOOR WALL WERE REMOVED (LOAD BEARING) SHORING PER COMMISSIONERS ORDER. UPPER FLOORS WERE NOT SHORED AND NO PERMANENT REPAIRS WERE MADE TO DEFECTIVE FRAMING ON ALL FLOORS

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 111008C1103JH

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

Issue Date: 11/10/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1103JH

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 110608C1103JH

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

Issue Date: 11/06/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1103JH

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 061208C1115TDL

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

Issue Date: 06/12/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1115TDL

Device No.:

ECB No.:

Infraction Codes:

Description: "DANGEROUS BUILDINGS, PLACES AND THINGS". GROUND FLOOR WALL WERE REMOVED(SEMI-LOADBEARING), SHORING ADDED PER COMMISSIONERS ORDER UPPER FLOORS WERE NOT SHORED AND NO PERMANENT REPAIRS WERE MADE TO DEF FRAMING ON ALL FL REMEDY: BY 07.31.082 IMMEDIATELY BY COMM ORDERS FILE & PROVIDE REPAIRS TO DEF FRAMING GRD FL 2,3,4, ROOF OBT PERMIT

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 061208C1113TDL

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

Issue Date: 06/12/2008

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1113TDL

Device No.:

ECB No.:

Infraction Codes:

Description: FAILURE TO MAINTAIN - GROUND FLOOR WALLS (SEMI - LOADBEARING) WERE REMOVED AS WAS WALLS AND CEILING FIRE RATED MATERIALS - 2,3, & ROOF STRUCTURE HAS DEFLECTED IN EXCESS OF 6" COMPROMISING THE ENTIRE STRUCTURE.-BUILDING HAS BEEN VACATED FOR PUBLIC SAFETY OF TENANTS
REMEDY: IMMEDIATELY PER BORO COMM-SHORE MAKE SAFE ON/OR BEFORE 6/20/08

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 031909C11110TDL

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

Issue Date: 03/19/2009

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 11110TDL

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 031909C1115TDL

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

Issue Date: 03/19/2009

Violation Category: VW - VIOLATION WORK WITHOUT PERMIT - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 1115TDL

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 030712AEUHAZ100047

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

DOB Civil Penalty Due: \$1,500

Issue Date: 03/07/2012

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: AEUHAZ1 - FAIL TO CERTIFY CLASS 1

Violation Number: 00047

Device No.:

ECB No.: 34937784L (refer to for further details)

Description: FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION

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NYC Department of Buildings

DOB Violation Display for 030712AEUHAZ100048

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

DOB Civil Penalty Due: \$1,500

Issue Date:	03/07/2012	Violation Category:	V - DOB VIOLATION - ACTIVE
Violation Type:	AEUHAZ1 - FAIL TO CERTIFY CLASS 1		
Violation Number:	00048	Device No.:	
ECB No.:	34937794P (refer to for further details)		
Description:	FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION		

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NYC Department of Buildings

DOB Violation Display for 030712AEUHAZ100049

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

DOB Civil Penalty : \$1,500

Issue Date:	03/07/2012	Violation Category:	V* - DOB VIOLATION - DISMISSED
Violation Type:	AEUHAZ1 - FAIL TO CERTIFY CLASS 1	Device No.:	
Violation Number:	00049		
ECB No.:	<u>34937785N</u> (refer to for further details)		
Description:	FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION		

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NYC Department of Buildings
Open DOB "Work Without a Permit" Violations

Page: 1

Premises: 248 EAST 120 STREET MANHATTAN
NUMBER
VW 031909C1115TDL

BIN: 1054563 Block: 1784 Lot: 28
FILE DATE
03/19/2009

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NYC Department of Buildings
Open ECB "Work Without a Permit" Violations

Page: 1

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28

A ECB NUM / INF CD	RESPONDENT NAME	DATE OF ISSUANCE & DOB VIOL NUMB / PROV LAW	VIOL TYPE	STATUS
A 34947123N 101	THE BRAVO REALTY GRO	040312ER111AL04 101 - 28-105.1	CONS	OVERDUE
A 34937794P 101	FRANK PECORA	121311FEU11WW22 101 - 28-105.1	CONS	NO COMP

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NYC Department of Buildings
ECB Query By Location

Page: 1 of 1

Premises: 248 EAST 120 STREET MANHATTAN

BIN: 1054563 Block: 1784 Lot: 28 CB: 111

Dept. of Buildings Violations & Compliance	
Total Issued = 7	Open (Non-Compliance) = 4

ECB Hearings	
Completed / Defaulted = 7	Pending = 0

ECB Number	Dept. of Buildings Violation Status	Respondent	ECB Hearing Status	Viol Date	Infraction Codes	ECB Penalty Due
34441248Z	OPEN - NO COMPLIANCE RECORDED Severity: NON-HAZARDOUS	BRAVO REALTY GROUP LL Inspect Unit: MANHATTAN CONSTRUCTION	IN VIOLATION	08/12/2004	B27	\$0.00
34947123N	OPEN - NO COMPLIANCE RECORDED Severity: CLASS - 1	THE BRAVO REALTY GROUP Inspect Unit: EMERGENCY RESPONSE TEAM (ERT)	IN VIOLATION	04/03/2012	101	\$1,600.00
34937794P	OPEN - NO COMPLIANCE RECORDED Severity: CLASS - 1	FRANK PECORA Inspect Unit: FORENSIC ENGINEERING	IN VIOLATION	12/13/2011	101	\$0.00
34937784L	OPEN - NO COMPLIANCE RECORDED Severity: CLASS - 1	FRANK PECORA Inspect Unit: MANHATTAN CONSTRUCTION	IN VIOLATION	12/13/2011	139	\$0.00
34971518H	RESOLVED - N/A - DISMISSED Severity: CLASS - 2	THE BRAVO REALTY GROUP Inspect Unit: SPECIAL OPERATIONS	DISMISSED	04/04/2012	263	\$0.00
34971519J	RESOLVED - N/A - DISMISSED Severity: CLASS - 2	THE BRAVO REALTY GROUP Inspect Unit: SPECIAL OPERATIONS	DISMISSED	04/04/2012	263	\$0.00
34937785N	RESOLVED - N/A - DISMISSED Severity: CLASS - 1	FRANK PICORA Inspect Unit: MANHATTAN CONSTRUCTION	DISMISSED	12/13/2011	101	\$0.00

Compliance Status (Open/Resolved) relates to whether a violation has been corrected/uncorrected. Dismissed violations do not require filing a Certificate of Correction.

ECB Hearing Status and the **ECB Penalty Due** are separate from **Compliance Status** (i.e. a penalty is still due in many cases even when the violating condition has been fixed).

Severity Class	
Class 1 - Immediately Hazardous	HAZ - Hazardous - 1968 Building Code
Class 2 - Major	NON-HAZ - Non-hazardous - 1968 Building Code
Class 3 - Lesser	

Violation Status Descriptions	ECB Hearing Status
OPEN - No Compliance Recorded	CURED/IN-VIO - In Violation/no hearing required
OPEN - Certificate Pending (Certificate of Correction submitted and under	STIPULATION/IN-VIO - No hearing required/in violation